



Ruthanne Fuller
Mayor

Barney S. Heath
Director
Planning & Development

Devra G. Bailin,
Director Economic
Development

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Jeremy Freid
Debora Jackson
Jack Leader
Marcela Merino
Joyce Plotkin
Matt Segneri
Chuck Tanowitz

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

CITY OF NEWTON, MASSACHUSETTS

Economic Development Commission

Mayor Fuller and City Councilors
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: Electrification Ordinance Docket items:

- #61-20 Discussion to limit or prohibit the installation of fossil fuel infrastructure
- #294-20 Discussion to require or encourage the use of efficient electric technology
- #275-21 Request for Home Rule Petition to require electricity in new or rehabilitated buildings

December 15, 2021

Dear Mayor Fuller and Honorable City Councilors,

The Economic Development Commission (EDC) was established under General Laws Chapter 40, Section 8A to promote and develop business and industry within the City of Newton. The Commission is charged with strengthening the local economy, leading to new job opportunities for residents, and an expansion of the City's tax base. Per City Ordinance Article V, Section 22.95, the EDC is tasked to "advise and make recommendations to appropriate officials, agencies, boards, department, and commissions of the City." This letter, approved by the EDC on 12/14/2021 by a vote of 9-0, is intended to provide the EDC's advice and recommendation regarding the proposed Electrification Ordinance and Home Rule Petition.

The EDC recognizes the importance of reducing fossil fuel consumption and applauds the city for considering ways in which its citizens and businesses can contribute to saving our planet. The EDC wants to be sure that what is enacted is successful, practical, and operational; however, the impact to small and large businesses, commercial and residential property owners, life science and health care facilities need to be considered. Therefore, the EDC recommends the administration and City Council proceed with a comprehensive public outreach initiative and technical study to fully understand the impacts and benefits of a Home Rule Petition and Electrification Ordinance and to gather more information to address outstanding questions. Specific recommendations are outlined at the end of this letter.

BACKGROUND

To prepare these recommendations, EDC discussed the proposed Electrification ordinance at our September, October, November, and December 2021 meetings. Over the course of these meetings, EDC had the opportunity to hear from representatives of Newton Wellesley Hospital (NWH) including Dr. Errol R. Norwitz, MD, PhD, MBA, President and CEO, Newton-Wellesley Hospital; Peter J. Barrer of Green Newton; representatives from Northland Development (whose planned development on Needham Street will be 100% electric); Greg Reibman, President of the Charles River Regional Chamber; City Councilor Crossley; and Ann Berwick and William Ferguson, Co-Directors of Sustainability for the City. In addition, the EDC reviewed the August 26th and November 3rd draft ordinances (copies attached as Appendix A1 and A2), as well as the proposed Electrification ordinances from the towns of Acton, Arlington, Brookline, Concord, Lexington. A comparison table is included as Appendix B. We also reviewed the referenced docket items, copies of which are included in Appendix C.

MAJOR ISSUES

Below we highlight the key issues that we believe require consideration:

A. Impact to Newton's commercial and residential property owners

The broad reach of the proposed home rule petition and electrification ordinance will affect all properties in the City currently served by fossil fuels which includes almost all landowners including homeowners. The impact to owners is not clearly understood, especially as the vast majority of housing stock in Newton is old and may, at some point, require renovations extensive enough to trigger mandatory compliance with the draft ordinance.

B. Feasibility of Implementation

The feasibility of implementing any ordinance needs to be thoroughly examined for hospitals and federal/state regulated health care facilities, Life Science laboratories, and similar facilities because federal and Massachusetts regulations and guidelines require standby electrical power and/or continuous heat. Legally a city ordinance cannot override federal and state law. Although there has been much discussion of late between the City and NWH, other health care facilities such as nursing homes and senior living facilities, to our knowledge, have not been brought to the table to determine the most appropriate way for them to reduce fossil fuel consumption. We urge the City to include these entities in further discussions.

C. Current Utility Infrastructure

There has been much conversation about the electric grid capacity in Newton. The approved new development at Riverside, which will be mostly electric, is required to install new electric lines from Waltham as the City's substations are at capacity. Parts of Newton are already experiencing periodic power failures and brownouts. Adding additional load as the result of an ordinance will make this situation worse unless the electric distribution infrastructure is upgraded. We recommend including the electric utility as a key stakeholder into this important discussion.

Newton falls within the New England region's electric grid. Given the current composition of this grid, under the draft ordinance, each new incremental watt of energy used for heating will likely be

produced by burning natural gas in a power plant and then transmitting it to the building as electricity, as opposed to using natural gas for heat directly in the building. EDC understands that direct natural gas is up to 2.5 times more energy efficient for heating than electricity. Sufficient renewable energy sources need to be built in the Commonwealth and New England before the full benefits of electrification can be achieved. Less clear is the timing and alignment for this. Electrifying too soon would likely result in an increase in fossil fuel usage.

D. Uncertainty Concerning Costs and Implementation

Based on input from City staff and Councilors, it appears that implementation processes have not been determined. The current draft ordinance applies to a “50%” renovation. First of all, how is the 50% being calculated? Who will perform the calculation? Who will approve the calculation? Does it include square footage in the basement in the denominator? Is the calculation done on the square footage listed in City records? Is the calculation based on the building value? Although this may seem like minutia, it is important that homeowners and contractors understand how any ordinance will impact them. We urge the City to work through these important details prior to approval of an ordinance.

The impact on small business who are renovating their spaces also needs to be studied and fully understood. Typically, landlords will either require tenants to pay for renovations or will include renovation costs in the rent. If the ordinance requires replacement of currently functioning fossil fuel heating systems when a commercial property is renovated, then the ordinance may drive some small businesses away.

To achieve the full energy use reduction, which is not explicitly spelled out in the electrification ordinance, we understand that a building’s envelope (i.e., windows, insulation, etc.) needs to be upgraded above and beyond current building code requirements. We recommend that the city be transparent with the total costs for building owners to achieve the desired energy use reduction. In addition, special emphasis should be placed on understanding the impact on affordable units and how to reconcile this added cost at a time when efforts are underway to make housing more affordable in the city.

The current draft ordinance gives the inspectional services department absolute responsibility for interpretation, implementation, and enforcement. Study is required to understand what changes and resources Inspectional Services will need to do timely reviews and approve permits. Further, the lack of an appeals process in the current draft ordinance is problematic.

E. Decreased Economic Competitiveness

Compared to other municipalities, Newton’s draft ordinance is prescriptive and at the same time, lacks clarity on important implementation issues. Because the draft ordinance introduces additional costs, uncertainty, and a lack of predictability into the renovation/new construction process, business owners, developers and homeowners may choose to build elsewhere. Currently, there are primarily performance-based State and National model buildings codes, whereas the draft ordinance imposes Newton-only prescriptive standards. Because most surrounding communities will not have an electrification ordinance, or may have one that is less strict, businesses will be able to locate in those communities at lower cost.

EDC RECOMMENDATIONS

As currently written, the draft electrification ordinance presents well-meaning and important policy ideas, but leaves too much uncertainty about costs, implementation, and community impacts. The EDC recommends that the City Council Committee reopen public hearings and conduct more robust public information efforts. Specifically:

- a. Implement meaningful and actionable climate change legislation
- b. Develop robust public outreach and comment initiative similar to on-going zoning redesign
- c. Actively seek out impacted stakeholders including small store front business, life science landlords and companies and non-profits including houses of worship
- d. Engage a consultant to conduct energy model including the impact on the climate change as well as the costs of the proposed ordinance to the environment
- e. Engage with small storefront businesses, and conduct cost benefit analysis of proposed ordinance on these businesses with a focus on impact of renovation provisions
- f. Engage with the utilities for feasibility
- g. Find points of agreements with NWH and all other impacted regulated health care facilities located within the city
- h. Understand the impact on low and moderate income households and new affordable housing developments
- i. Understand what additional City resources are required to implement these ordinance and funding source, with a focus on inspectional services
- j. Advocate for state and regional solutions
- k. Address additional topics and issues raised by the EDC in this letter

Sincerely and on behalf of the EDC

A handwritten signature in black ink that reads "philip plottel". The signature is written in a cursive, lowercase style.

Phil Plottel
Chair,
Economic Development Commission

APPENDIX A1 - 8-26-2021 Draft Ordinance

AGB draft 8.26.21

Draft Newton Electrification Ordinance

Purpose

The City of Newton adopts this Ordinance to require new and substantially remodeled or rehabilitated buildings to use electricity instead of fossil fuels for heating and cooling systems and hot water appliances or, for hot water, to use thermal solar. The Ordinance will protect the health and welfare of the City's inhabitants and the environment by reducing greenhouse gases, which cause climate change, and by reducing other air pollutants since electricity can be created by solar, wind and other fossil-free sources.

Definitions

"Substantially Remodeled or Rehabilitated" means a renovation that affects 50% or more of the building floor area.

Applicability of Electrification Requirements

Any building project that requires a building permit involving the construction of a new building or a Substantially Remodeled or Rehabilitated Building located or to be located in whole or in part within the City of Newton shall install only heating and cooling systems and hot water appliances powered by electricity and, for hot water, by electricity or thermal solar. In no event shall such installed heating and cooling systems or hot water appliances be powered by fossil fuels.

Exceptions

The requirements of this Ordinance do not apply to any of the following:

- A. Indoor cooking appliances.
- B. Freestanding outdoor cooking appliances that are not connected to the building's natural gas or propane infrastructure.
- C. Freestanding outdoor heating appliances that are not connected to the building's natural gas or propane infrastructure.

- D. Emergency generators.
- E. Appliances to produce potable or domestic hot water from centralized hot water systems in commercial buildings with a Gross Floor Area of at least 10,000 square feet, provided that the architect, engineer, or general contractor on the project certifies by affidavit that no commercially available electric hot water heater exists that could meet the required hot water demand for less than 150% of installation costs, compared to a conventional fossil fuel hot water system.

Application Requirements

When applying for a building permit for a new or Substantially Remodeled or Rehabilitated Building, the applicant must submit documents with the application that identify the heating and cooling systems and hot water appliances that will be installed and used in the building. The submitted documents must include, at a minimum, XXX *[an alternative: such documents as are specified in guidance issued by the Commissioner of Inspectional Services]*.

Compliance

The Commissioner of Inspectional Services shall not issue any building permit for the construction of a new or Substantially Remodeled or Rehabilitated Building unless the applicant submits the documentation set forth in Section XXX, Application Requirements. The Commissioner of Inspectional Services shall not issue a certificate of occupancy for any building subject to this article prior to inspection and confirmation that the heating and cooling systems and hot water appliances installed in the building comply with the applicant's documents submitted pursuant to Section XXX, Application Requirements *[an alternative: such documents as are specified in guidance issued by the Commissioner of Inspectional Services]*.

Waivers

- A. The Commissioner of Inspectional Services may grant a waiver from the provisions of this Ordinance in the event that compliance makes a project financially infeasible or impractical to implement. Compliance with this Chapter may be considered infeasible or impractical to implement if, without

limitation, as a result of factors beyond the control of the proponent, the additional cost of the project over the long term, including any available subsidies, would make the project economically unviable.

- A. Waiver requests shall be supported by a detailed cost comparison, including available rebates and credits.
- B. Waivers may be subject to reasonable conditions. Where possible, waivers shall be issued for specific portions of a project that are unviable or unsuitable to implement, rather than for entire projects.
- C. The Commissioner of Inspectional Services shall issue guidance on the granting of waivers and the imposition of conditions.

Effective Date

The requirements of this Article XXX shall not apply to any building permit, special permit or comprehensive permit issued prior to the effective date of XXX, 2021.

APPENDIX A2 - 11-03-2021 Draft Ordinance

Draft Newton Electrification Ordinance

Purpose

The City of Newton adopts this Ordinance to require new and substantially remodeled or rehabilitated buildings to use electricity instead of fossil fuels for heating and cooling systems and hot water appliances or, for hot water, to use thermal solar. The Ordinance will protect the health and welfare of the City's inhabitants and the environment by reducing greenhouse gases, which cause climate change, and by reducing other air pollutants since electricity can be created by solar, wind and other fossil-free sources.

Definitions

"Substantially Remodeled or Rehabilitated" means a renovation that affects 50% or more of the building floor area.

"Hospital Building" means a building zoned for Hospital Use under Chapter 30 Zoning.

Applicability of Electrification Requirements

Any building project that requires a building permit involving the construction of a new building or a Substantially Remodeled or Rehabilitated Building located or to be located in whole or in part within the City of Newton shall install only heating and cooling systems and hot water appliances powered by electricity and, for hot water, by electricity or thermal solar. In no event shall such installed heating and cooling systems or hot water appliances be powered by fossil fuels.

Exceptions

The requirements of this Ordinance do not apply to any of the following:

- A. Indoor cooking appliances.
- B. Freestanding outdoor cooking appliances that are not connected to the household natural gas or propane infrastructure.

- C. Freestanding outdoor heating appliances that are not connected to the household natural gas or propane infrastructure.
- D. Emergency generators.
- E. Appliances to produce potable or domestic hot water from centralized hot water systems in commercial buildings with a Gross Floor Area of at least 10,000 square feet, provided that the architect, engineer, or general contractor on the project certifies by affidavit that no commercially available electric hot water heater exists that could meet the required hot water demand for less than 150% of installation costs, compared to a conventional fossil fuel hot water system.

Hospital Buildings

Notwithstanding any provision of this Ordinance, an owner of a Hospital Building to be newly constructed or Substantially Remodeled or Renovated may elect to be subject to the following energy and water usage disclosure requirements and emission reduction obligations as an alternative to compliance with the electrification requirements set forth herein:

- A. The owner of the Hospital Building shall make a report to the City every year of the energy and water use of the Hospital Building for the previous calendar year. Such report shall tally the greenhouse gas emissions, including carbon dioxide, methane and nitrous oxide of the Hospital Building. The reported data shall be calculated and reported using a methodology in a form promulgated by the commissioner of [INSERT APPROPRIATE DEPARTMENT]. Such reports shall be due on May 15th of each year.
- B. The owner shall be permitted to install, use, and maintain emergency backup generation/backup power to ensure reliable operations as required by federal law or regulations or as a condition of receiving accreditation as required by federal agencies for hospital operations, without such usage being deemed a violation of this Ordinance and without such emissions being counted toward the aggregate amount of energy usage reported. Notwithstanding such exception for backup generation/backup power, the owner shall be required to report the amount of energy usage associated with backup generation/backup power.

- C. Provided that the necessary mechanisms already exist, owners may authorize an energy or water utility or third party to report Building-specific data on their behalf to the City. Such authorization shall not create an obligation on the part of Energy or water utilities or remove the obligation of owners to comply with reporting requirements.
- D. Owners shall self-certify their reporting data every year.
- E. The Hospital Building shall comply with the emission standard for its greenhouse gas emissions as set forth in the Table I below.

Table 1: CO₂e Emissions Standards

Building use	Emissions standard (kgCO ₂ e/SF/yr.)					
	Year 1 – Year 5	Year 6- Year 10	Year 11-Year 15	Year 16-Year 20	Year 21-Year 25	Year 26-
Healthcare	15.4	10.0	7.4	4.9	2.4	0

Carbon Dioxide Equivalent (CO₂e) means greenhouse gas emissions, including carbon dioxide, methane and nitrous oxide.

- F. Owners may use the following methods to achieve compliance with the mandatory emission standards:
- 1) Renewable Energy Certificates means a certificate representing the positive environmental attributes associated with the production of one (1) megawatt hour (MWh) of electricity by a renewable energy facility. Buildings may mitigate CO₂e Emissions from electricity use by purchasing unbundled Renewable Energy Certificates that:
 - i. Are generated by non-CO₂e emitting renewable sources and meet the RPS Class I eligibility criteria outlined in 225 CMR 14.05, as may be amended from time to time;
 - ii. Are tracked by the New England Power Pool Generation Information System;
 - iii. Are generated in the compliance period in which they are used; and
 - iv. Are retired within six (6) months after the end of the compliance period in which they are used.

Owners must report to the City any Renewable Energy Credits used to comply with the emissions standards set forth in this Section __, including proof of

retirement of the Renewable Energy Certificates, with the annual report to the City.

- 2) Buildings may mitigate CO₂e Emissions from electricity use by entering Power Purchase Agreements for Energy generated by renewable non-emitting fuel sources, provided that:
 - i. The Energy purchased pursuant to a Power Purchase Agreement is generated during the compliance period for which a Building is mitigating CO₂e Emissions; and
 - ii. The Energy purchased pursuant to a Power Purchase Agreement is generated during the compliance period for which a Building is mitigating CO₂e Emissions.

Owners must provide the material terms of an executed Power Purchase Agreement that demonstrates (i) the quantity of energy purchased in the relevant calendar year, (ii) the type and generation location of the energy purchased, and (iii) the ownership of any Renewal Energy Credits associated with energy.

G. In the event there are Hospital Buildings on the same site or adjoining sites under common ownership or control as the Hospital Building to be newly constructed or Substantially Remodeled or Renovated, such other Hospital Buildings shall be covered by and subject to the disclosure and emissions reduction obligations in this Section ____.

Application Requirements

When applying for a building permit for a new or Substantially Remodeled or Rehabilitated Building, the applicant must submit documents with the application that identify the heating and cooling systems and hot water appliances that will be installed and used in the building. The submitted documents must include, at a minimum, XXX *[an alternative: such documents as are specified in guidance issued by the Commissioner of Inspectional Services]*.

Compliance

The Commissioner of Inspectional Services shall not issue any building permit for the construction of a new or Substantially Remodeled or Rehabilitated Building unless the applicant submits the documentation set forth in Section XXX, Application Requirements. The Commissioner of Inspectional Services shall not issue a certificate of occupancy for any building subject to this article prior to

inspection and confirmation that the heating and cooling systems and hot water appliances installed in the building comply with the applicant's documents submitted pursuant to Section XXX, Application Requirements *[an alternative: such documents as are specified in guidance issued by the Commissioner of Inspectional Services]*.

Waivers

- A. The Commissioner of Inspectional Services may grant a waiver from the provisions of this Ordinance in the event that compliance makes a project financially infeasible or impractical to implement. Compliance with this Chapter may be considered infeasible or impractical to implement if, without limitation, as a result of factors beyond the control of the proponent, the additional cost of the project over the long term, including any available subsidies, would make the project economically unviable.
 - A. Waiver requests shall be supported by a detailed cost comparison, including available rebates and credits.
 - B. Waivers may be subject to reasonable conditions. Where possible, waivers shall be issued for specific portions of a project that are unviable or unsuitable to implement, rather than for entire projects.
 - C. The Commissioner of Inspectional Services shall issue guidance on the granting of waivers and the imposition of conditions.

Penalties

Whoever violates any of the provisions of this ordinance shall be punished by a fine of not more than [RESERVED] for each day during which the violation continues.

Effective Date

The requirements of this Article XXX shall not apply to any building permit, special permit or comprehensive permit issued prior to the effective date of XXX, 2021.

APPENDIX B: Comparison of Electrification Ordinances of Newton, Brookline, Arlington, Lexington, Acton and Concord MA

Sept 10, 2021, Revised Nov 10, 2021

DRAFT

	Newton	Brookline	Arlington	Lexington	Acton	Concord
Population (UMass Donahue Institute Census 2020 Data for Massachusetts)	88,923	63,191	46,308	34,353	24,021	18,491
MassBIO readiness (BioReady Communities - MassBio)	PLATINUM	Bronze	Bronze	Platinum		
Resource of information for electrification ordinance	Draft provided by Ann Berwick dated 8/26/2021, update with draft provided by Ann Berwick dated 11/3/2021	Microsoft Word - WARRANT 2021 ATM.docx (brooklinema.gov)	ARTICLE 5: Arlington Home Rule Petition - Fossil Fuel Infrastructure - Google Docs	HD4209 Massachusetts 2021-2022 An Act authorizing the town of Lexington to adopt and enforce local regulations restricting new fossil fuel infrastructure in certain construction TrackBill	14359 (actonma.gov)	Microsoft Word - 2021ATM Warrant draft v7 march 31 2021 (concordma.gov)
Indoor Cooking appliances	allowed	allowed	Allowed (and related appliances).	allowed	Allowed	cooking stoves and ovens used in restaurants or commercial kitchens exempted from compliance;

	Newton	Brookline	Arlington	Lexington	Acton	Concord
Outdoor Cooking and heating	Allowed if not connected to building pipig	portable propane appliances allowed	portable propane appliances.	allowed	Allowed	
Generator	Only Emergency.	Backup allowed	shall not apply to piping required to fuel backup electrical generators.	backup electrical generators allowed	backup electrical generators allowed	backup electrical generators allowed
Heat/hot water in buildings larger than 10,000 SF with Certification that electric could not meet demand for 150% of installed costs	Allowed with architect, engineer, or general contractor certification	Allowed with Engineer of Record certification	Allowed with Engineer of Record certification	Allowed with Engineer of Record certification	Allowed with Engineer of Record certification	Allowed with Engineer of Record certification
Laboratories		allowed, subject to such conditions, as shall be specified from time to time by votes of Town Meeting.	. The requirements of this article shall not apply to research laboratories for scientific or medical research	Does not apply to life science buildings, research laboratories for scientific or medical research		
Medical Facilities	Hospital regulated by Chapter 30 zoning allowed subject to stringent BERDO, emission limits, and penalties. Note: Chapter 30 zoning is currently [UNDEFINED]	allowed, subject to such conditions, as shall be specified from time to time by votes of Town Meeting.	. The requirements of this article shall not ... to medical offices regulated by the Massachusetts Department of Public Health as a healthcare facility.	Does not apply to medical offices regulated by the Massachusetts Department of Public Health as a healthcare facility		

	Newton	Brookline	Arlington	Lexington	Acton	Concord
Repairs to fuel piping system deemed unsafe or dangerous by the plumbing and gas fitting inspector		Allowed	Allowed	Allowed	allowed	
Fossil fuels allowed Via Special permit		yes, but with significant limitations & conditions				
40B / affordable housing) exemption		waiver if financially not feasible	waiver	waiver	waiver	Exempt form compliance
So long as new fossil fuel piping is not installed, the requirements shall not apply to the extension or modification of heating systems			allowed	allowed	allowed	
Remodeling trigger	substantially remodeled or rehabilitated mean renovation of 50% or more of building floor area	75% of existing structures regulated by International Residential Code as amended by Mass Residential Building Code and 50% of existing building areas International Building Code as amended by the Mass Commercial Code	75% of existing structures regulated by International Residential Code as amended by Mass Residential Building Code and 50% of existing building areas International Building Code as amended by the Mass Commercial Code	75% of existing structures regulated by International Residential Code as amended by Mass Residential Building Code and 50% of existing building areas International Building Code as amended by the Mass Commercial Code	75% of existing structures regulated by International Residential Code as amended by Mass Residential Building Code and 50% of existing building areas International Building Code as amended by the Mass Commercial Code	N/A applies to new construction only

	Newton	Brookline	Arlington	Lexington	Acton	Concord
Waivers typically if commercially unviable to technological unsuitable	Commissioner of Inspectional Services	Board of Appeals	Building Inspector with appeal to Town Manager	The Building Commissioner with appeal to the Select Board	The Building Commissioner with appeal to the Select Board	
Appeal process			Town manager	Select Board	Select Board	appeal to the board or committee designated by the Town Manager

APPENDIX C: Electrification related Docket items

- *From January 6, 2020 City Council Docket ([Microsoft Word - 01-06-20 Docket \(newtonma.gov\)](#))*
#61-20 Discussion to limit or prohibit the installation of fossil fuel infrastructure COUNCILORS CROSSLEY, KELLEY, LEARY, NORTON, ALBRIGHT, GREENBERG, AUCHINCLOSS, MARKIEWICZ, NOEL, DANBERG, KALIS, DOWNS & HUMPHREY requesting a discussion with the Sustainability Team to create an ordinance to limit or prohibit the installation of fossil fuel infrastructure in new construction and substantially renovated buildings, as well as to clarify the Council's authority to prohibit the extension of gas.
- *From June 22, 2020 City Council Docket ([06-22-20 Docket.pdf \(newtonma.gov\)](#))*
#294-20 Discussion to require or encourage the use of efficient electric technology COUNCILORS CROSSLEY, KELLEY, LEARY, NORTON, ALBRIGHT, GREENBERG, AUCHINCLOSS, MARKIEWICZ, NOEL, DANBERG, KALIS, DOWNS, LAREDO & HUMPHREY requesting a discussion with the Sustainability Team to consider creating an ordinance that may require and/or encourage the use of efficient electric technology for heating, cooling, hot water, cooking and other appliances in new and substantially renovated
- From: July 12, 2021 City Council Docket ([637614424933630000 \(newtonma.gov\)](#))
Pursuant to the Council Rules, requests for Home Rule Petitions are referred to the Programs and Services Committee. Upon the objection of the referral of new business to a Committee, the Council may choose to refer new business to an alternate Committee or Committees. Councilor Leary has objected to the referral of item #275-21 to the Programs and Services Committee as the Public Facilities Committee has been engaged in discussions relative to electrification since 2020. With the Council vote to accept new items to the Docket, the following item will be referred to the Public Facilities Committee for discussion.

#275-21 Request for Home Rule Petition to require electricity in new or rehabilitated buildings CHAIR OF THE PUBLIC FACILITIES COMMITTEE requesting a Home Rule Petition for special legislation to allow the City of Newton to enact an ordinance that requires new and substantially remodeled or rehabilitated buildings to use electricity instead of fossil fuels for heating and cooling systems and hot water appliances and for hot water by electricity or thermal solar.